

**WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING**  
**MINUTES**  
**May 12, 2011**

1. **Call to Order:**

The Windermere Oaks Property Owners Association Board Meeting was called to order by the President, Tom Doffing, at 7:02 PM. The meeting was held at the WOWSC office located at 424 Coventry Road, Spicewood, TX.

2. **Roll Call:**

The following board members were present: Dick Dial, Bob Mebane, Ed Parsons, Patti Flunker, Bill Earnest and Tom Doffing. It was determined that quorum was present with six directors in attendance. Also present was Mary Lynn Oberg of Oberg Properties.

3. **Approval of Minutes 2/11/11 and 4/02/11:**

A motion was made by Bill to "Approve the minutes of the February 11, 2011 board meeting as printed." The motion was seconded by Dick and then approved by common consent.

A motion was made by Bill and then seconded by Ed to "Approve the minutes of the April 2, 2011 board meeting as printed." The motion was then approved by common consent.

4. **Boat Ramp:**

Pat Mulligan provided an overview of the project which is viewed as opening access to the 650 line. A motion was made by Ed to "Spend \$900 to hire an engineer as recommended by Pat Mulligan to provide an opinion on the Boat Ramp Project." The motion was seconded by Dick. The matter was discussed in great detail. Patti offered to contact Ridge Harbor HOA to find out how they handled the process to clear their harbor. Ed moved to "table the motion until Patti reports back." The motion was seconded by Dick and then passed on a unanimous vote.

5. **Auction Lot 58 and Status Lot 337:**

A motion was made by Ed to "Forgo the past due assessments in the amount of \$1980.00 as related to Lot 58, owned by Polydyne International accrued from 2006 through 2010, as the property to be auctioned on July 7, 2011." The motion was seconded by Dick and then approved by unanimous vote.

Patti to provide current contact information for Mr. Taylor Hicks as related to past due fees for lot 337.

6. **Lots/Plats and Dues:**

Cagle's review of the deed restrictions as related to combining and subdividing lots was discussed in much detail. Mary Lynn to determine if lots other than those few currently being contested will be affected.

7. **New ACC Guidelines:**  
Tom to contact Josh Bernstein with Armbrust and Brown regarding the ACC Guideline revision in progress.
8. **Trash:**  
Discussion was tabled due to time limitations. Mary Lynn to call Edna to see if she will bill the owners separately on an annual basis.
9. **Mowing of Lots:**  
As a burn ban is in effect for all of Burnet County it was determined that Tom would draft a notice to the owners advising of same for Windermere. Mary Lynn to send the email.
10. **Old Business:**  
None.
11. **New Business:**  
Bob volunteered to erect a temporary barricade at the Boat Ramp.
12. **Adjournment:**  
The meeting was adjourned by the President, Tom Doffing, at 9:42 PM.

Respectfully submitted,

Mary Lynn Oberg  
Property Manager